VALLE VISTA RETREMENT COMMUNITY

LIVERMORE ACRES INCORPORATED

29228 MISSION BOULEVARD

Hayward, ca.

PROJECT SUMMARY PROJECT DATA		ATA
	LOT SIZE	4.98 ACRES (216,917.48 S.F.)
FIVE ACRE PARCEL WHICH CURRENTLY HAS A ROLLER RINK WILL BE DEMOLISHED AND A 200 UNIT RETIRE- MENT HOUSING COMPLEX IS PROPOSED. THIS FACILITY	BUILDING AREA : (GROUND COVERAGE)	66,391.81 S.F.
IS DESIGNED FOR THE AMBULATORY WITH NO DOCTORS ON STAFF. THERE WILL BE A FULL KITCHEN WITH DINING ROOM AND THREE MEALS A DAY.	PARKING GARAGE : (GROUND COVERAGE)	30,773.86 S.F.
THERE ARE THREE TYPES OF UNITS. A STUDIO UNIT (513 SF) WITH A KITCHENETTE, DINING, LIVING AND SLEEPING AREA AND ONE BATHROOM. THE ONE BEDROOM UNIT (585 SF) HAS A SEPARATE BEDROOM WITH ONE BATH, LIVING ROOM, DINING AND KITCHENETTE. THE TWO BEDROOM UNITS (895 SF) HAS TWO BEDROOMS WITH 2 BATHROOMS A LIVING ROOM, DINING ROOM AND KITCHENETTE. THE COMPLEX IS DESIGNED IN A OVAL SHAPE WITH A INTERIOR COURT WHICH HAS PATIO SITTING AREAS WITH A SWIMMING POOL-SPA AREA ON THE UPPER LEVEL. THE BUILDING IS BUILT ONTO A SLOPING SITE WHICH WILL BUILT UP THE HILL IN THREE STORY LEVELS. AT THE REAR OF THE SITE WILL BE A PARKING GARAGE FOR THE TENANTS WITH A BRIDGE FROM THE UPPER LEVEL TO THE LIVING UNITS. THERE WILL BE SHUTTLE BUS AVAILABLE FOR TENANTS TO BE TAKEN TO DOCTOR APPOINTMENT, FIELD TRIPS AND SCHEDULED TRIPS TO SHOPPING MALLS OR CENTERS. THE COMPLEX WILL HAVE EXERCISE ROOMS, CONVENIENCE STORES, BARBER AND BEAUTY, SHOPS AND LARGE ACTIVITY ROOMS FOR THE TENANTS.	PAVED DRIVEWAYS & OPEN PARKING AREA : LANDSCAPE AREA : PERCENTAGE LOT COVERAGE-LANDSCAPE : PERCENTAGE LOT COVERAGE-BUILDING AND GARAGE : BUILDING CLASSIFICATION RETIREMENT HOUSING : PARKING GARAGE : TOTAL BUILDING AREA : TYPE OF CONSTRUCTION :	44.7%
THE TOTAL FACILITY WILL BE BUILT OUT IN ONE PHASE INCLUDING ALL THE LANDSCAPE AREAS, CENTRAL COURT AND THE PARKING GARAGE.	FIRE SPRINKLERS : PARKING GARAGE AREA :	YES 80,000 SF
THERE WILL BE FENCES ALL BOTH SIDES OF THE LOT WITH A LANDSCAPE STRIP ALONG THE DRIVEWAYS.	PARKING PROVIDED: OPEN PARKING: COVERED PARKING: CARS/UNIT: NUMBER OF UNITS & TYPES UNIT A- STUDIO: UNIT B- 1-BEDROOM: UNIT C- 2-BEDROOM: TOTAL UNITS: TOTAL ACTIVITY/ LANDSCAPE AREA (CENTRAL COURT): TOTAL INSIDE ACTIVITY AREA:	

ARCHITECT

ERNIE YOSHINO YOSHINO/SHAW & ASSOC. 1016 N. GOLDEN STATE BLVD. TURLOCK, CA 95380

CIVIL ENGINEER

PAUL KRUGER WILSEY HAM ENGINEERING 2680 BISHOP DRIVE, SUITE 129 SAN RAMON, CA 94583

LANDSCAPE ARCHITECT

BRUCE JETT BRUCE JETT ASSOCIATES 110 LINDEN STREET OAKLAND, CA 94607

GEOTECHNICAL ENGINNER

RICHARD SHORT, GEOTECH ENGINEER KLEINFELDR ASSOCIATES 1970 BROADWAY, SUITE 710 OAKLAND, CA 94612

OWNER

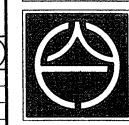
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ATTORNEY

ANTHONY VARNI VARNI, FRASER, HARTWELL & RODGERS 22771 MAIN STREET HAYWARD. CA 94543

LIST OF CONSULTANTS (B

A-00	COVER SHEET
C-1	EXISTING TOPOGRAPHIC SURVEY
C-2	PRELIMINARY GRADING PLAN
A-1.0	SITE PLAN
A-1.1	FIRST/SECOND FLOOR PLANS
A-1.2	THIRD/FOURTH FLOOR PLANS
A-1.3	FIFTH/ROOF FLOOR PLANS
A-2.0	UNIT FLOOR PLANS
A-3.0	EXTERIOR ELEVATIONS
A-3.1	PARIANO STRUDIUME PLANS
L1.0 PRELIMINARY LANDSCAPE PLAN	



B D B A T E D
HAYWARD, CA.

RETTREMENT ACRESINGO

YOSHINO/SHAW & ASSOCIATES

a I a architects

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SHEET NO.

A-0.0

PROJECT SUMMARY

PROJECT DATA

DRAWING INDEX

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